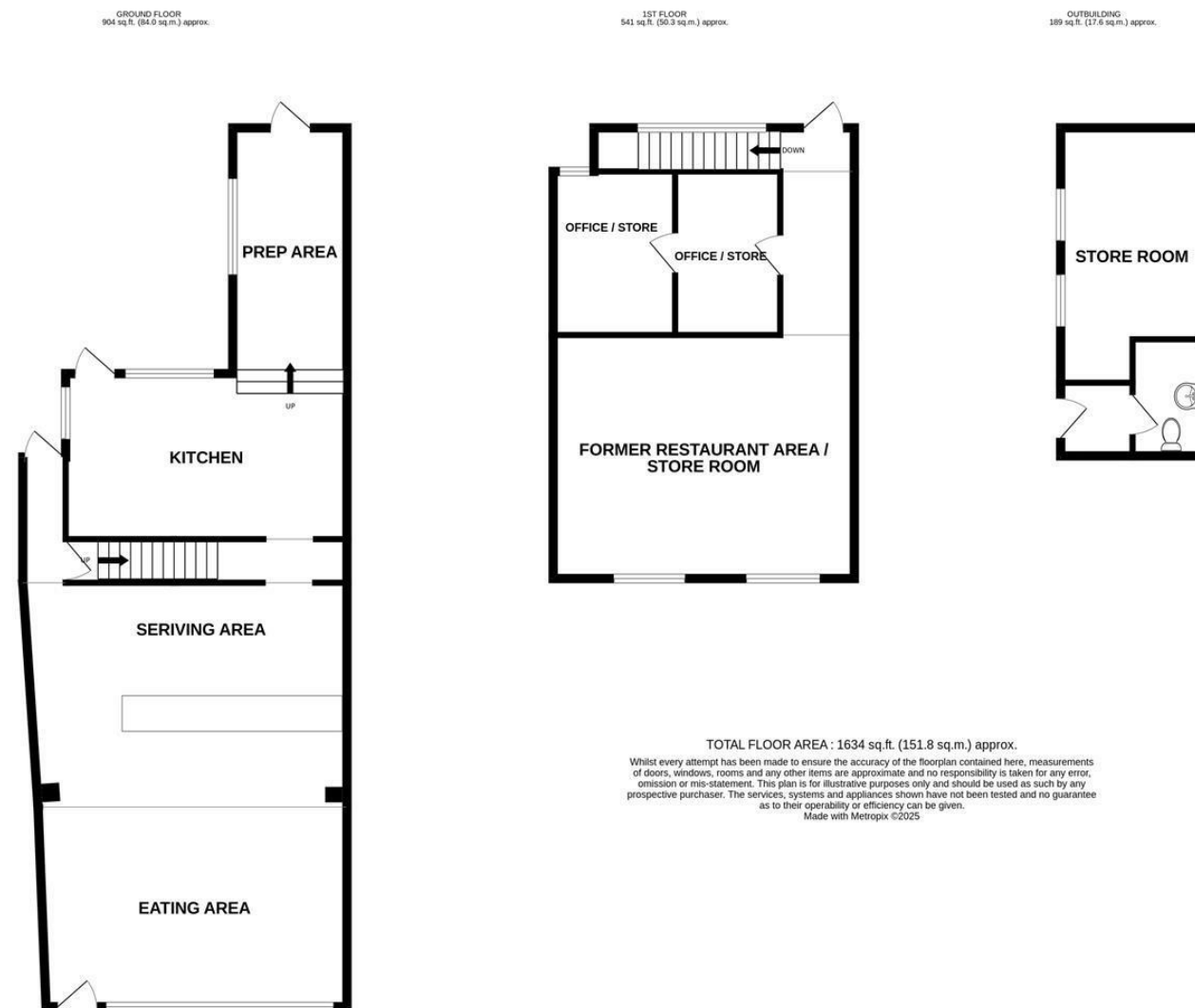


1 High Street, Keynsham, Bristol, BS31 1DP
Tel: 0117 9863681 email: keynsham@daviesandway.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



84 Regent Street, Kingswood, Bristol, BS15 8HU



Price Guide £260,000

Substantial commercial premises with development potential in a busy East Bristol location

- Development potential for mixed retail and residential (subject to planning)
- Long established fish and chip shop & restaurant. Available with vacant possession
- Scope to develop as lock up shop and self contained living accommodation comprising a number of units (subject to consents)
- Circa 152 sqm (1634 sqft)
- Servery & dining area
- Kitchen & preparation area
- First floor offices/stores & former restaurant/store room area
- Extensive rear yard
- Separate store room
- Huge potential

84 Regent Street, Kingswood, Bristol, BS15 8HU

The property comprises a substantial two storey building situated in a prominent location adjoining the Kingswood Clock Tower which was built in 1897 for Queen Victoria's Diamond Jubilee. The property has been in long term use as a fish and chip shop and restaurant presently trading as Clock Tower Fish Bar and is available at the end of the lease with vacant possession.

The property briefly comprises a ground floor restaurant, servery, kitchen and preparation room with first floor former restaurant space now used as storage and an office. To the rear is a courtyard with covered seating area and an outbuilding with wc and store room and a further yard area beyond the courtyard. In our opinion the property has huge potential for redevelopment (subject to obtaining necessary planning consents). There are a number of alternative uses, perhaps retaining a smaller lock up retail unit, and extension to provide residential accommodation in multiple units.

Regent Street is a popular shopping street in the heart of Kingswood, a suburb of East Bristol which has a range of local and national retailers and is some 3 miles from Bristol City Centre with good public transport links.

In fuller detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

SERVERY AREA 3.99m x 6.23m (13'1" x 20'5")

EATING AREA 4.04m x 6.38m (13'3" x 20'11")

KITCHEN 5.67m x 3.44m (18'7" x 11'3")

PREP AREA 4.70m x 2.33m (15'5" x 7'7")

FIRST FLOOR

FORMER RESTAURANT AREA/STORE ROOM
5.89m x 4.77m (19'3" x 15'7")

OFFICE/STORE (Divided into 2 rooms) Overall
4.37m x 3.34m (14'4" x 10'11")

OUTSIDE

STORE ROOM 4.95m x 2.75m (16'2" x 9'0")

WC

REAR COURTYARD & FURTHER UNDEVELOPED AREA BEYOND

TENURE

Freehold. The property is subject to a longstanding commercial lease at £19,000 per annum. This will terminate on the sale of the property and it is offered for sale with vacant possession.

OUTGOINGS

The current Rateable Value is £14,250.

PLANNING

There is no recent planning history that we are of. Interested parties are advised to make their own enquiries of the Local Planning Authority as to the current designated use and alternative uses etc.

ENERGY PERFORMANCE CERTIFICATE

The Energy Rating is 51 C. Certificate Number 0926-0200-6305-1351-0304

